

# \$380,000 - 17, 41 Glenbrook Crescent, Cochrane

MLS® #A2206932

**\$380,000**

3 Bedroom, 3.00 Bathroom, 1,148 sqft  
Residential on 0.06 Acres

Glenbow, Cochrane, Alberta

DON'T MISS OUT on a CHANCE to OWN this BEAUTIFUL TWO-STOREY TOWNHOME, NESTLED beside the BREATHTAKING NATURAL BEAUTY of BIGHILL CREEK RAVINE. This CHARMING and WELL-MANAGED COMPLEX consists of 20 Townhomes and is just Blocks away from the HEART of DOWNTOWN in the HISTORIC PART OF CENTRAL COCHRANE, with SEVERAL KILOMETERS of WALKING TRAILS NEARBY. This TOWNHOME Offers ALMOST 1,600 SQUARE FEET of DEVELOPED SPACE, FEATURING THREE BEDROOMS, a BONUS ROOM That can be easily CONVERTED into ANOTHER BEDROOM, and Three Bathrooms. You will also ENJOY THE CONVENIENCE of a SINGLE ATTACHED GARAGE and a PARKING PAD for a SECOND CAR. ADDITIONALLY, There is a CONVENIENT OUTDOOR STORAGE ROOM NEXT TO THE ENTRANCE-EVERYTHING YOU NEED TO DO IS MOVE IN and ENJOY. The MAIN FLOOR BOAST a FANTASTIC LIVING SPACE with BEAUTIFUL LAMINATE FLOORING, a COZY FIREPLACE, a VAULTED CEILING in the LIVING ROOM, and LARGE WINDOWS that let in PLENTY OF NATURAL LIGHT, GIVING THE HOME a VIBRANT ENERGY. THE SPACIOUS DINING and KITCHEN AREA includes AMPLE WHITE CABINETS for all your KITCHEN GADGETS. You can also step out and RELAX in the Private Backyard and CREATE LASTING



MEMORIES, WHETHER it be a BARBECUE, or PLAYTIME FOR THE KIDS. Upstairs, YOU will Find TWO INVITING BEDROOMS, a FULL BATHROOM, a Bonus Room, and CONVENIENT LAUNDRY FACILITIES, TOPPED OFF with a Half Bath on the Main Floor. The SPACIOUS and BRIGHT FAMILY ROOM in the Basement is PERFECT for ENTERTAINING GUESTS or ENJOYING FAMILY MOVIE NIGHTS and FEATURES PLENTIFUL STORAGE, an ADDITIONAL BEDROOM, and a FLEX ROOM. A HOUSE Like this Does not Come along very Often in this COMPLEX. This is the PERFECT PROPERTY YOU Have been DREAMING OF, OFFERING the LIFESTYLE YOU TRULY DESERVE. Call NOW to SCHEDULE your PRIVATE SHOWING before it's Gone!!!

Built in 1979

### **Essential Information**

MLS® #	A2206932
Price	\$380,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,148
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	17, 41 Glenbrook Crescent
Subdivision	Glenbow
City	Cochrane

County	Rocky View County
Province	Alberta
Postal Code	T4C 1E9

### **Amenities**

Amenities	Park, Parking, Playground, Storage, Visitor Parking
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached, Carport
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 30th, 2025
Days on Market	3
Zoning	R-MX

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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